



1319 Yanga Way, KYALITE, NSW 2715

"MASCOTTE FARM" Large scale cereal and irrigation parcel with Wakool River frontage.

1,322.98 hectares, 3,269.08 acres

FOR SALE BY EXPRESSIONS OF INTEREST closing Friday 27th March at 3.00pm

Elders Real Estate Mildura are pleased to be offering this outstanding parcel of Cereal cropping and irrigable land with Multiple titles and a history of cereal cropping, Irrigation production with 12 existing and unequipped Centre pivot sites, open channel water supply, 75HP 3 phase electric pump, 2 homes, shedding and unequipped 4 stand wool shed.

* Offering scale, diversity and approval ready existing irrigable land. Approximately 1200 acres of center pivots sites. Approximately 1900 acres of arable land suited to cereal production and 158 acres of river front land with improvements and pumping infrastructure.

* 1245ha 3076acs of cereal an irrigation area which had 12 center pivot sites for potato production. And 64ha 158acres with Wakool river frontage and all structural improvements. With a history of potato production and evidence of 12 existing Centre

TYPE: For Sale

INTERNET ID: 20P2793

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

Elders Mildura, Robinvale & Wentworth

143 Lime Ave, 3500 79-81
Perrin Street, 3549 34
Darling Street, 2648
MILDURA, VIC
5018 6800 5026 3050 5027
3411

Marty Deacon
0429 953 365

pivot sites. 2.63ha - 6.5acre crown reserve Licence for grazing and 3.328ha 8.22acs of channel areas.

* Ideally suited to permanent plantings including nut trees, citrus, vines, cereal cropping or Potato or cash crop production.

* Ideally suited to larger family operations or corporate expansion.

* Approximately 1245ha of arable red sandy and red loams with a small area of slightly heavier grey soils and 158 acres of river front grazing.

* 75hp pump on the banks of the Wakool delivering to an open channel system to 2 major outlets with concrete pads with water connections.

* 3 Bedroom plus sleep out, 2 living area main homestead unoccupied for some months, 2 bedroom plus sleep out cottage in need of some repairs. Lock up car garage, timber framed open front machinery shed and separate workshop. Grain shed, 50 ton silo.

* 38 Megaliter stock and domestic water Licence, Zero WAL No 4735 and all works approvals.

* Situated 14kms to Tooleybuc, 58kms to Swan Hill and 36kms to Balranald. Access to major highways to major cities including Melbourne, Sydney, Brisbane and Adelaide.

* Inspections are encourage and Information package is available upon inspection.

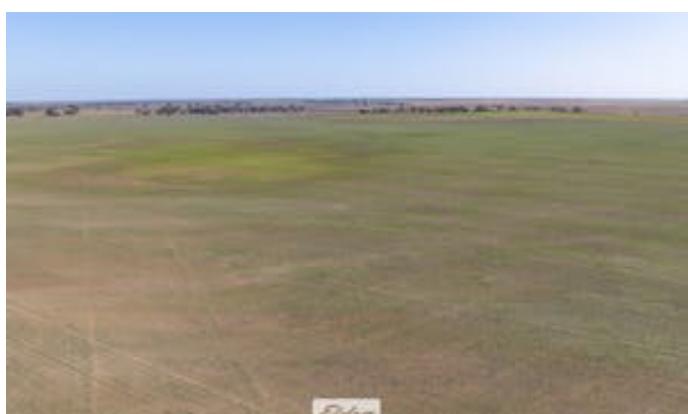
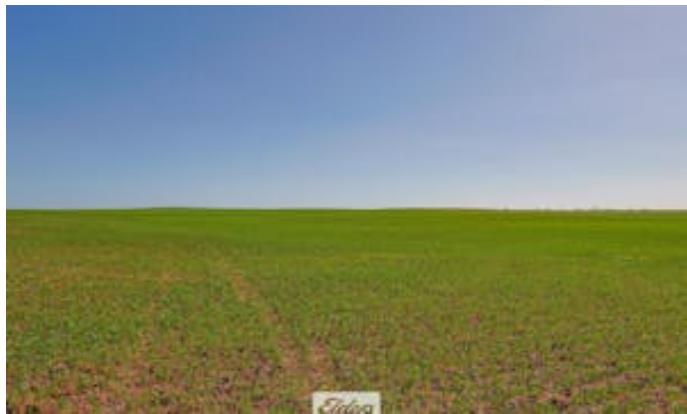
* Leased has been negotiated for the 2026 cereal season.

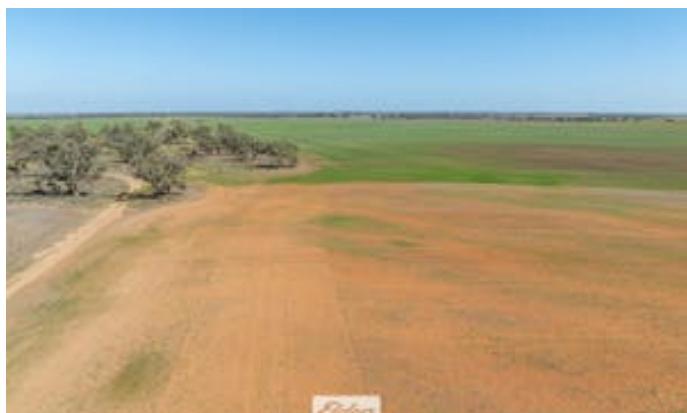
All enquiries to Marty Deacon Elders Real Estate Mildura rural property specialist.

- Land Area 1322.98 hectares
- Bedrooms: 5
- Bathrooms: 3

HOMESTEAD

Bedrooms	5
Bathrooms	3



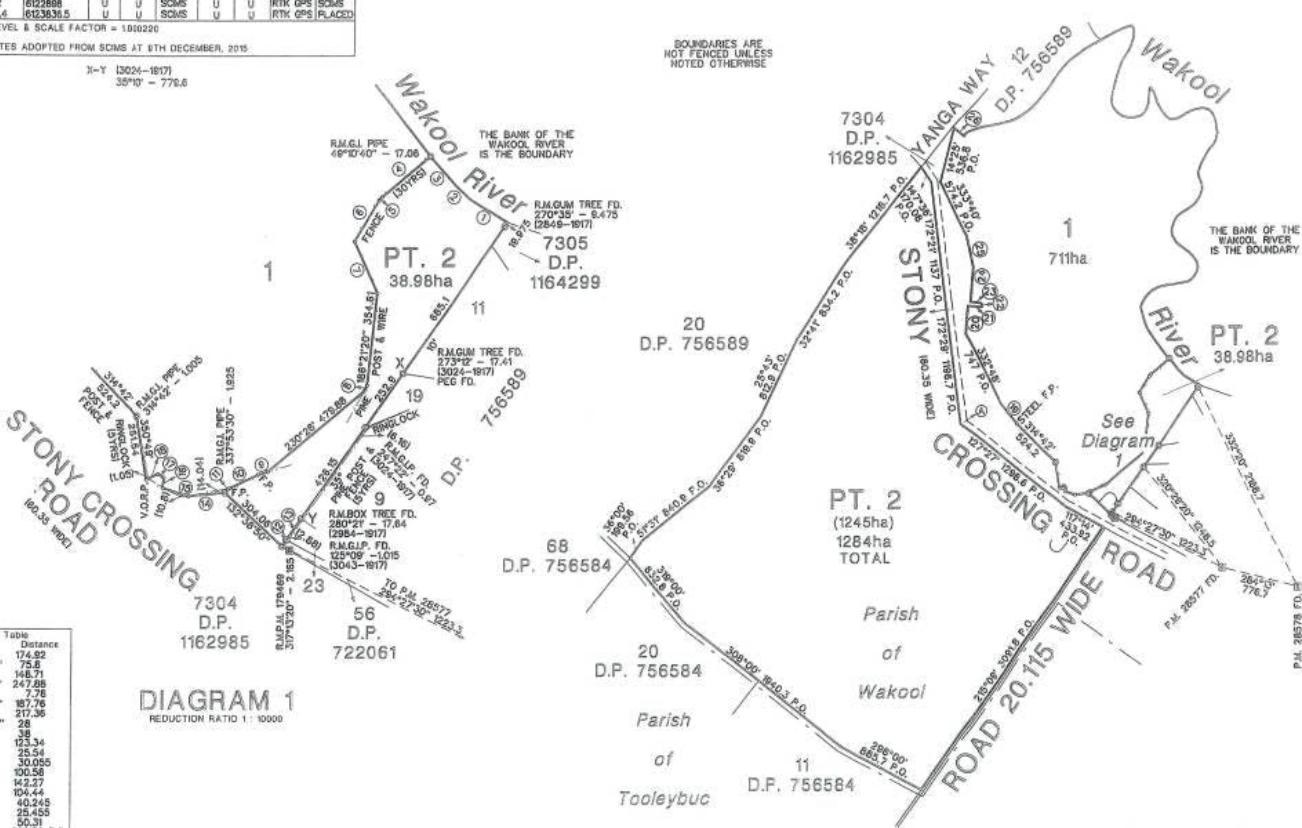






X-Y [3024-1917]
35°10' - 779.6

BOUNDARIES ARE
NOT FENCED UNLESS
NOTED OTHERWISE



UNMEASURED COUNCIL PUBLIC ROAD
100.25 MILE - ENDS UNDER SPANNING BRIDGE

No.	Short Line Table	Bearing	Distance
1	30°05'45"	174.92	
2	31°28'38"20'	75.8	
3	22°30'15"20'	247.88	
4	22°07'07"30'	247.88	
5	223°52'5"	7.76	
6	21°08'20"30'	187.76	
7	21°08'20"30'	171.36	
8	208°20'20"30'	38	
9	233°27'3"	38	
10	245°15"1"	123.34	
11	245°15"1"	123.34	
12	35°10'4"	30.055	
13	35°10'4"	100.58	
14	264°34'2"	12.27	
15	264°34'2"	104.44	
16	5°32'3"20'	25.455	
17	30°37'3"20'	25.455	
18	248°29'2"	50.31	
19	330°44'2"	262.53 P.O.	
20	229°44'2"	262.53 P.O.	
21	94°34'2"30'	176.70 P.O.	
22	353°44'2"30'	35.81 P.O.	
23	277°37'3"20'	104.81 P.O.	
24	348°38'3"20'	104.81 P.O.	
25	129°02'2"30'	125.74 P.O.	

COMPILED DIMENSIONS (P.O.)
OBTAINED FROM 2846-1817, 2850-1817

Surveyor: BRIAN LESLIE MITSCH
Date of Survey: 26.10.2015
Surveyor's Ref: 10856/14-Ref: 10856
PLAN OF SUBDIVISION OF LOTS 4 & 17,
D.P. 756568
Locality:
WAKOOL
KYAOL
Subdivision No:
10856/14-Ref: 10856
DP 1221440

